



City of

Rancho Palos Verdes

COMMUNITY DEVELOPMENT DEPARTMENT

June 22, 2023

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, July 11, 2023, at 7:00 PM. The meeting will take place in accordance with Government Code § 54953(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

CONDITIONAL USE PERMIT REVISION, MAJOR SITE PLAN REVIEW AND MINOR GRADING PERMIT (CASE NO. PLCU2023-0003) – A request to revise Conditional Use Permit No. 23 to increase the approved 33% lot coverage by 6.6% for a total lot coverage of 39.6% for the construction of a new patio area with a swimming pool and spa, a built-in barbecue, related mechanical equipment and 41.3 yd³ of grading to accommodate proposed improvements.

LOCATION: 3402 Palo Vista Drive

APPLICANT: Gregory George

LANDOWNER: Fred Dibernardo

This project is categorically exempt pursuant to California Environmental Quality Act Section 15303(e) - New Construction or Conversion of Small Structures and 15301 (e) - Existing Facilities.

The proposed project is located within the *Seacliff Hills* Residential Planned Development (RPD). A revision to the Conditional Use Permit is required because the proposed project exceeds the maximum allowed 30% lot coverage in this RPD.

If you have any comments or concerns about the proposed project, please communicate those thoughts in writing to Senior Planner, Jessica Bobbott by **noon on Wednesday, July 5, 2023**. By doing so, you will ensure that your comments are taken into consideration for the Staff analysis of the project. Written comments submitted after noon on Wednesday, July 5, 2023 be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may

become part of the public record. Only those who have submitted written comments at or prior to, and/or given testimony at the public hearing will receive notification of the decision.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review from 7:30 AM to 5:30 PM Monday through Thursday, and from 7:30 AM to 4:30 PM Friday. **Please note that City Hall will be closed on Tuesday, July 4, 2023, in observance of the July 4th Holiday.**

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, July 6, 2023. If you have any questions regarding this application, please contact Senior Planner, Jessica Bobbett at (310) 544-5224 or via email at jbobbett@rpvca.gov for further information.



Octavio Silva
Interim Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, JUNE 22, 2023